2020-553

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35972-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me this 28th day of December, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael Voronkov Yulia Kovalenko 6632 Ellesmere Road Nashville, TN 37205	**Send Tax Bills To:** CAPSTAR BANK 2002 RICHARD JONES # 300A NASHVILLE TN 37215	**Tax Information:** Map and Parcel No.: 12910004300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. Glenn Worley and wife, Barbara Worley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Voronkov and Yulia Kovalenko, Husband and Wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6632 Ellesmere Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 543872 DEEDWARR
12/31/2020 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20201231-0155001

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2020.

L. Glenn Worley

Barbara Worley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **L. Glenn Worley and Barbara Worley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of West Meade Park, Inc., Section 3 as of record in Plat Book 3300, page 23 as amended in Book 7934, page 64, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to L. Glenn Worley and wife, Barbara Worley by deed dated September 10, 1998 from Howard Kirshner and wife, Leslie L. Kirshner of record in Book 11108, page 466, Register's Office for Davidson County, Tennessee.

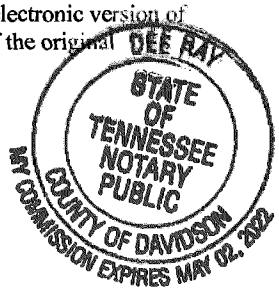
Together with a Driveway Easement as more fully described in the Easement Agreement of record in Instrument No. 20200205-0013664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 3300, page 23, amended in Book 7934, page 64, Register's Office for Davidson County, Tennessee.
3. Driveway Easements of record in Instrument No. 20200205-0013664 and Instrument No. 20200205-0013663, Register's Office for Davidson County, Tennessee.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public